

# CGPOA Board of Directors Meeting

Location: Lisa Ferringo's home, 651 Pattison Drive

## August 9, 2021

Meeting was called to order by President Kathy Niemann at 7:05PM.

Officers and Directors present: President Kathy Niemann, Treasurer Andrew Daly, Cindy Dresow Recording Secretary, Ken Kurdziel Corresponding Secretary, Greg Daniels, Lisa Ferringo, Leigh Anne Schuler, Assistant Director Randy McDonald, and via Zoom: VP Mary Bell and Director David Dornseif. Absent: Director Ihor Raniuk

Guests present: Jess Harris, Kenny and Stephanie Shifflett, James and Brenda Johnson, Leslye Gartrell. Jason Johnson, and via Zoom: Cheryl & Frank Straub, and William.

### **Kathy welcomed all guests and asked that they introduce themselves.**

Assistant Director Randy McDonald addressed the board saying that his house on 7th Ave. W. will be going on the market today. McDonalds have been CGPOA members for 34 years. They have lived here for 19 years. He said Cudjoe Gardens is filled with good neighbors. Randy & Libby intend to move in December.

Jess Harris offered to write an article for our e-minder, on the importance of keeping vegetation trimmed. She's witnessed several near misses because of obstructing foliage.

Board Approved June and July Board Meeting Minutes, as received by e-mail.

Treasurers Report approved.

Government & Legislation - Nothing to report.

Building Committee - No new plans have been received.

Ken was contacted by an owner from Wisconsin inquiring about building a home here on a lot that is smaller than deed restrictions require. The lot will likely be sold to an adjoining neighbor.

Program and Entertainment - The 8/17 Happy Hour has been moved from KiKi's to My New Joint, as they have a/c. Debbie will be asked to send an interim e-minder of the Happy Hour change.

Leigh Anne made changes to our Events Calendar stating that bike rides are not sanctioned by CGPOA. Clothes must be worn for Cudjoe Fest. Leigh Anne will make signs and put them in our bulletin board.

Jo Socha checked the cost of holding the Friday, December 10th CGPOA Christmas Party outside her home. The rental costs of tents, heaters, tables, chairs, plus the cost of catering would well exceed the cost of holding the party at Boondocks. She's e-mailed all Board Members with the costs.

Motion made and approved to reserve our Christmas Party date at Boondocks, with the total party price not to exceed \$3,000.

Entertainment committee should check with Gail Imig and Dan Border to learn how many attended our 2019 Christmas Party at Boondocks. We will need to collect checks along with RSVP's.

Entertainment Committee consists of Stacey Pillari, Jo Socha, Leigh Anne Schuler, and Cindy Dresow. They will have a report for the September Board Meeting.

E-Minder - Kathy apologized to everyone for mistakenly inserting her church newsletter in our e-minder. We do not want to lose Debbie as our e-minder editor; she has done outstanding work.

### **Old Business:**

No Wake Buoys have been discussed. The existing posts are too far away. New No Wake Buoys will be posted. Price per buoy is \$87.00 including reflective paint. We have old cistern covers that can be chained down @ \$290 a piece. Another \$200 to chain them down. They are needed in the main canal, auxiliary canal and Colson canal. Swivels should be put on.

Additional signage stating "Florida Statute 327.46" indicating a Penalty for breaking the No Wake law will be posted either above or below the "No Wake" lettering. Motion made and approved for Greg to purchase buoys with graphics from CGPOA Treasury.

Kathy wants consistency to the CGPOA By-laws, and possible changes later to the Deed Restrictions. Possible changes MUST be sent out at least 30 days ahead of a vote to approve.

By-laws are how we run our organization. The Deed Restrictions are County law. A special meeting of 20 people is required, or discussion at the annual meeting to write any changes to the deed restrictions. To change deed restrictions, 75% approval of all owners is required.

Leslye Gartrell said we need to do a better job of promoting the association. She is now a full time resident and volunteered to help promote membership.

Eight people volunteered to compose a new By-Laws Committee: Kathy Niemann, Andrew Daly, Ken Kurdziel, Cindy Dresow, Lisa Ferringo, Stephanie Shifflett, Frank Straub, & Leslye Gartrell.

Kathy will send notification of meeting time and date.. Ken Kurdziel offered to host the first meeting. Leigh Anne will send an editable copy of the by-laws to Kathy.

After the By-laws are updated, we will begin work on the Deed restrictions. Kathy wants to be sure that the 1999 Deed restrictions are the latest on file.

Complaints - House on 5th Ave W will be reinspected by County Code Enforcement; it is still an open issue with the county. An unlicensed vehicle parked there has not moved in 2 years.

Complaint about house on 3rd Ave W running a business. Kathy put in a complaint. No response from the County. Ken drafted another letter to be sent.

County law and the deed restrictions state you can't rent for less than 28 days.

Open discussion: When will the restaurant open at the marina. The only change in months has been a new door.

Being no further business, meeting was adjourned at 8:39 PM.

Respectfully submitted,  
Cindy Dresow  
Recording Secretary